

094.0

0007

0008.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
675,000 / 675,000
675,000 / 675,000
675,000 / 675,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		PETER TUFTS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: SMITH CHRISTINE/TR	
Owner 2: TEEHAN FAMILY 2014 IRREVOCABLE	
Owner 3: TRUST	

Street 1: 9 PETER TUFTS RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: TEEHAN EDWARD R & ANN M -

Owner 2: -

Street 1: 9 PETER TUFTS RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .104 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1916, having primarily Vinyl Exterior and 1635 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4533		Sq. Ft.	Site		0	70.	1.23	5									389,193						389,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	4533.000	285,800		389,200	675,000	
Total Card	0.104	285,800		389,200	675,000	Entered Lot Size
Total Parcel	0.104	285,800		389,200	675,000	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	412.84	/Parcel: 412.84	Land Unit Type:

User Acct	61952
GIS Ref	
GIS Ref	
Insp Date	08/16/18
08/16/18	



USER DEFINED

Prior Id # 1:	61952
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	06:08:45
LAST REV	
Date	Time
08/31/18	09:25:02
apro	
7768	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TEEHAN EDWARD R	64041-189		8/6/2014	Convenience	10	No	No		
	11728-316		8/22/1969		24,000	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/21/2018	666	New Wind	2,000	C				
8/26/2003	731	Re-Roof	5,700					

ACTIVITY INFORMATION

Date	Result	By	Name
8/16/2018	Meas/Inspect	BS	Barbara S
3/23/2009	Meas/Inspect	163	PATRIOT
4/1/2000	Inspected	197	PATRIOT
2/1/2000	Measured	197	PATRIOT
8/4/1993		KT	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS								SKETCH									
Type:	15 - Old Style			Full Bath:	1	Rating:	Average																		
Sty Ht:	1H - 1 & 1/2 Sty			A Bath:		Rating:																			
(Liv) Units:	1	Total: 1		3/4 Bath:		Rating:																			
Foundation:	3 - BrickorStone			A 3QBth:		Rating:																			
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Average																		
Prime Wall:	4 - Vinyl			A HBth:		Rating:																			
Sec Wall:		%		OthrFix:		Rating:																			
Roof Struct:	1 - Gable			OTHER FEATURES																					
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Good																		
Color:	BEIGE			A Kits:		Rating:																			
View / Desir:				Fpl:	1	Rating:	Average																		
GENERAL INFORMATION				WSFlue:		Rating:																			
Grade: C - Average				CONDOS INFORMATION																					
Year Blt:	1916	Eff Yr Blt:		Location:																					
Alt LUC:		Alt %:		Total Units:																					
Jurisdct:		Fact: .		Floor:																					
Const Mod:				% Own:																					
Lump Sum Adj:				Name:																					
INTERIOR INFORMATION				DEPRECIATION				REMODELING								RES BREAKDOWN									
Avg Ht/FL:	STD			Phys Cond:	AV - Average	31. %		No Unit	RMS	BRS	FL														
Prim Int Wal	6 - Average			Functional:		%		1	7	3															
Sec Int Wall:		%		Economic:		%																			
Partition:	T - Typical			Special:		%																			
Prim Floors:	3 - Hardwood			Override:		%																			
Sec Floors:	4 - Carpet	30 %		Total:	31	%																			
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				COMPARABLE SALES																	
Subfloor:				Basic \$ / SQ:	135.00	Rate				Parcel ID	Typ	Date	Sale Price												
Bsmnt Gar:				Size Adj.:	1.29220176																				
Electric:	3 - Typical			Const Adj.:	0.99693000																				
Insulation:	2 - Typical			Adj \$ / SQ:	173.912																				
Int vs Ext:	S			Other Features:	78500																				
Heat Fuel:	2 - Gas			Grade Factor:	1.00																				
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000																				
# Heat Sys:	1			NBHD Mod:																					
% Heated:	100	% AC:		LUC Factor:	1.00	WtAv\$/SQ:				AvRate:	Ind.Val														
Solar HW:	NO	Central Vac:		Adj Total:	414208					Juris. Factor:				Before Depr:	173.91										
% Com Wal		% Sprinkled		Depreciation:	128405					Special Features:				0	Val/Su Net:	106.84									
				Depreciated Total:	285804					Final Total:				285800	Val/Su SzAd	174.80									
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:													
SPEC FEATURES/YARD ITEMS																PARCEL ID 094-0-0007-0008.0									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value								
More: N	Total Yard Items:					Total Special Features:								Total:											

The sketch shows a rectangular footprint for the house. The front elevation is labeled 'WDK (80)' with a height of '16'. The side elevation is labeled 'FFL (10)' with a height of '12'. The rear elevation is labeled 'BMT (950)' with a height of '8'. The total width is '25' and the total depth is '38'.

SUB AREA		SUB AREA DETAIL								
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten
FFL	First Floor	1,160	173.910	201,738						
BMT	Basement	960	52.170	50,087						
HST	Half Story	475	173.910	82,608						
WDK	Deck	80	15.950	1,276						
Net Sketched Area: 2,675 Total: 335,709										
Size Ad	1635	Gross Area	3150	FinArea	1635					

IMAGE

AssessPro Patriot Properties, Inc